

# County of San Diego Housing Element Inventory Valley Center

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
V1-1	1722500400, 1720406700	4	Underutilized (Golf Course/Clubhouse)	VR20	20	63	2 split designated parcels - total of 4.5 ac in VR20; 4 acres used for density calculations; 63 condominium units proposed with Circle R SPA and TM5514
V2-1	1882311000	0.61	Vacant (Field Crops)	VR10.9	10.9	5	
V2-1	1882310400	7.51	Vacant (Field Crops)	VR10.9	10.9	81	Split designated parcel - 7.51 ac in VR10.9
V2-2	1882313000	15.53	Vacant	VR15	15	186	Same APN as entry below. Split designated parcel - 15.53 ac in VR15, 2.5 ac in VR10.9
V2-2	1882313000	2.5	Vacant	VR10.9	10.9	21	Same APN as entry above. Split designated parcel - 15.53 ac in VR15, 2.5 ac in VR10.9
V2-2	1882310900	4.07	Vacant	VR15	15	48	Split designated parcel - 4.07 ac in VR15
V2-3	1882311300	4.24	Vacant (Field Crops)	VR10.9	10.9	36	
V3-1	1862401200	31	Underutilized (Agriculture)	Village Core Mixed Use (VCMU)	10.9	270	Split designated parcel - 31 ac in VCMU; - Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.
V3-1	1862401100	5.3	Vacant (Agriculture)	Village Core Mixed Use	10.9	46	Split designated parcel - 5.3 ac in VCMU; - Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.
V3-2	1862703000	1.41	Vacant (Field Crops)	Village Core Mixed Use	10.9	12	VCMU counted only for 10.9 density, due to development constraints; Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.
V3-2	1862700600	0.84	Vacant (Field Crops)	Village Core Mixed Use	10.9	7	VCMU counted only for 10.9 density, due to development constraints; Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.

# County of San Diego

## Housing Element Inventory

### Valley Center

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
V3-2	1862700100	5.2	<i>Underutilized (Single Family Residential)</i>	<i>Village Core Mixed Use</i>	10.9	45	<i>VCMU counted only for 10.9 density, due to development constraints; Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density to reflect expected yield.</i>
V3-3	1862700800	3.8	<i>Vacant (Field Crops)</i>	<i>Village Core Mixed Use</i>	10.9	33	<i>Split designated parcel - 3.8 ac in VCMU; - Maximum VCMU density is 30 units per acre; this parcel counted only for 10.9 density, this parcel counted only for 10.9 density to reflect expected yield.</i>
V4-1	1862108700, 1862312100	32.2	<i>Vacant (Field Crops)</i>	<i>Specific Plan Area</i>	Variable	52	<i>Orchard Run Specific Plan area - obligated to build 26 low income units and 26 moderate income units</i>
<b>Total</b>						<b>905</b>	

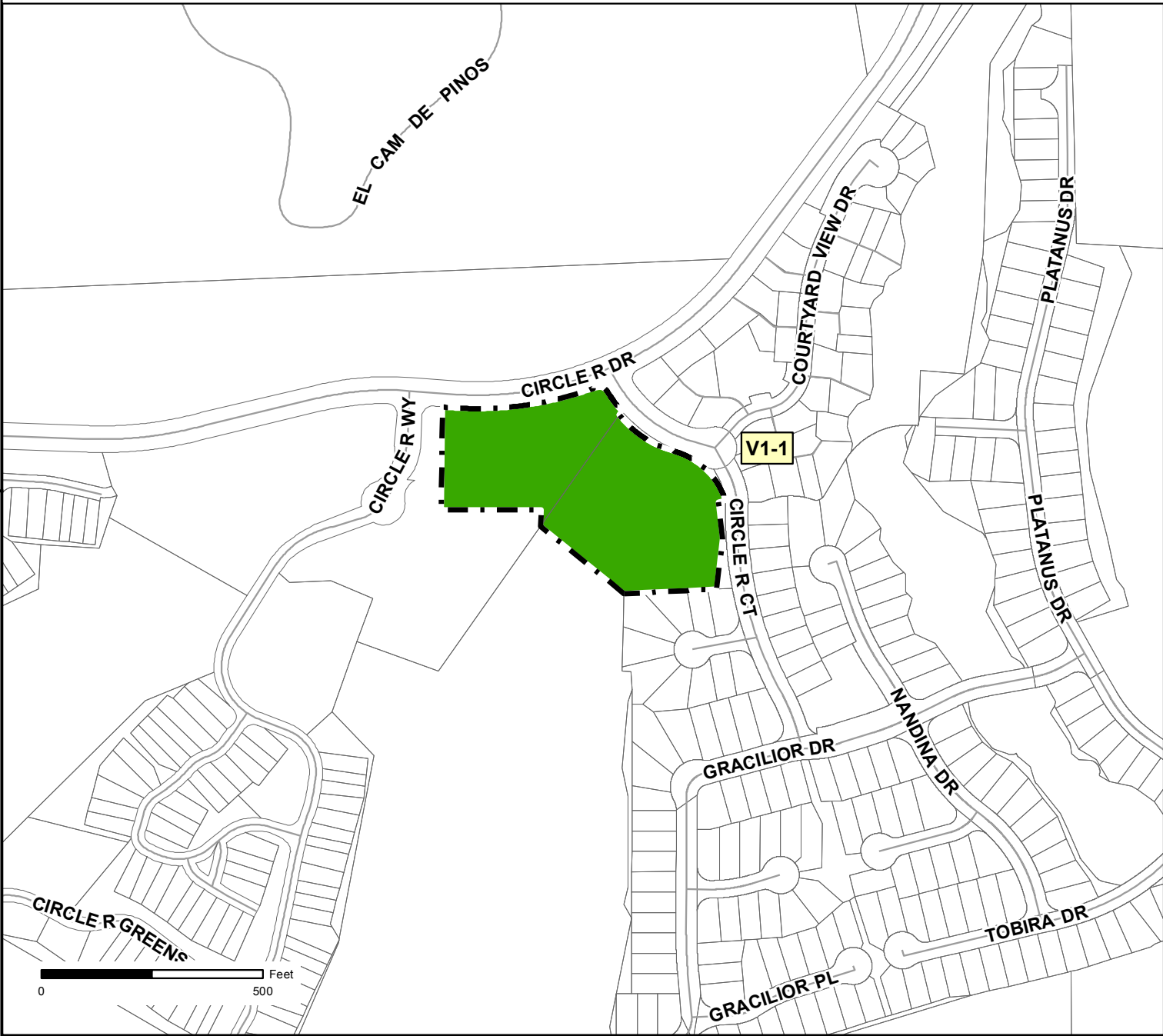
Note: Village Core Mixed Use designation allows residential development as a primary use on the entire site.

Density is based on General Plan designation.

Potential units based on 80% yield of allowed density.

Entries in italics are new sites that were not in the 4th Cycle Inventory.

# Valley Center Community Planning Area V1

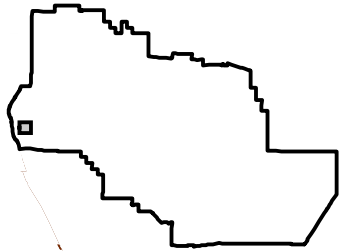


## Housing Element Sites Inventory

### Legend

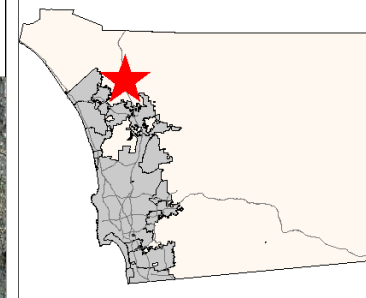
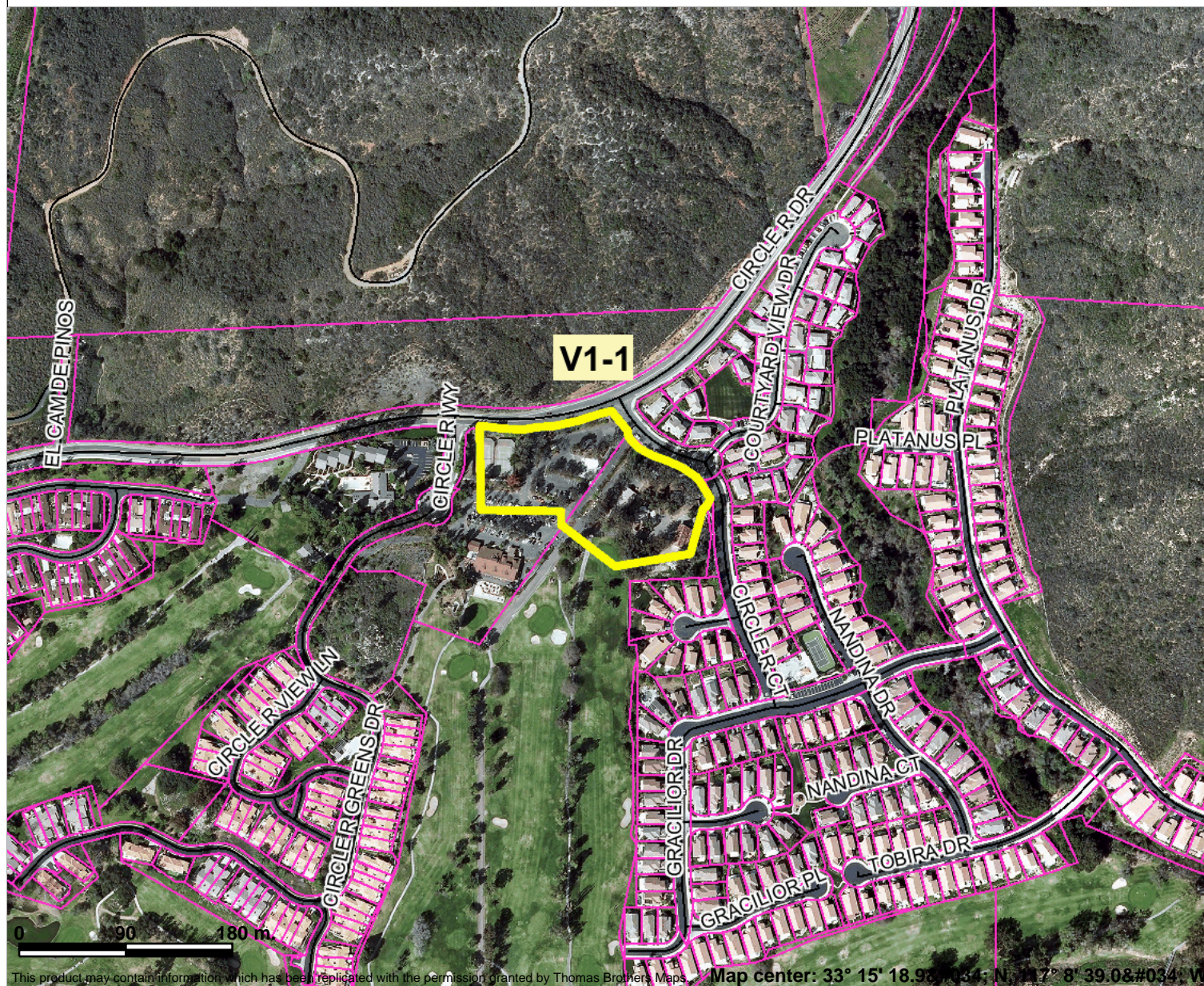
- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

### Location Map





# Valley Center Community Planning Area 1 - Aerial



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2



Scale: 1:5,103

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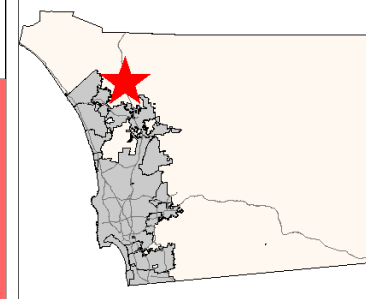
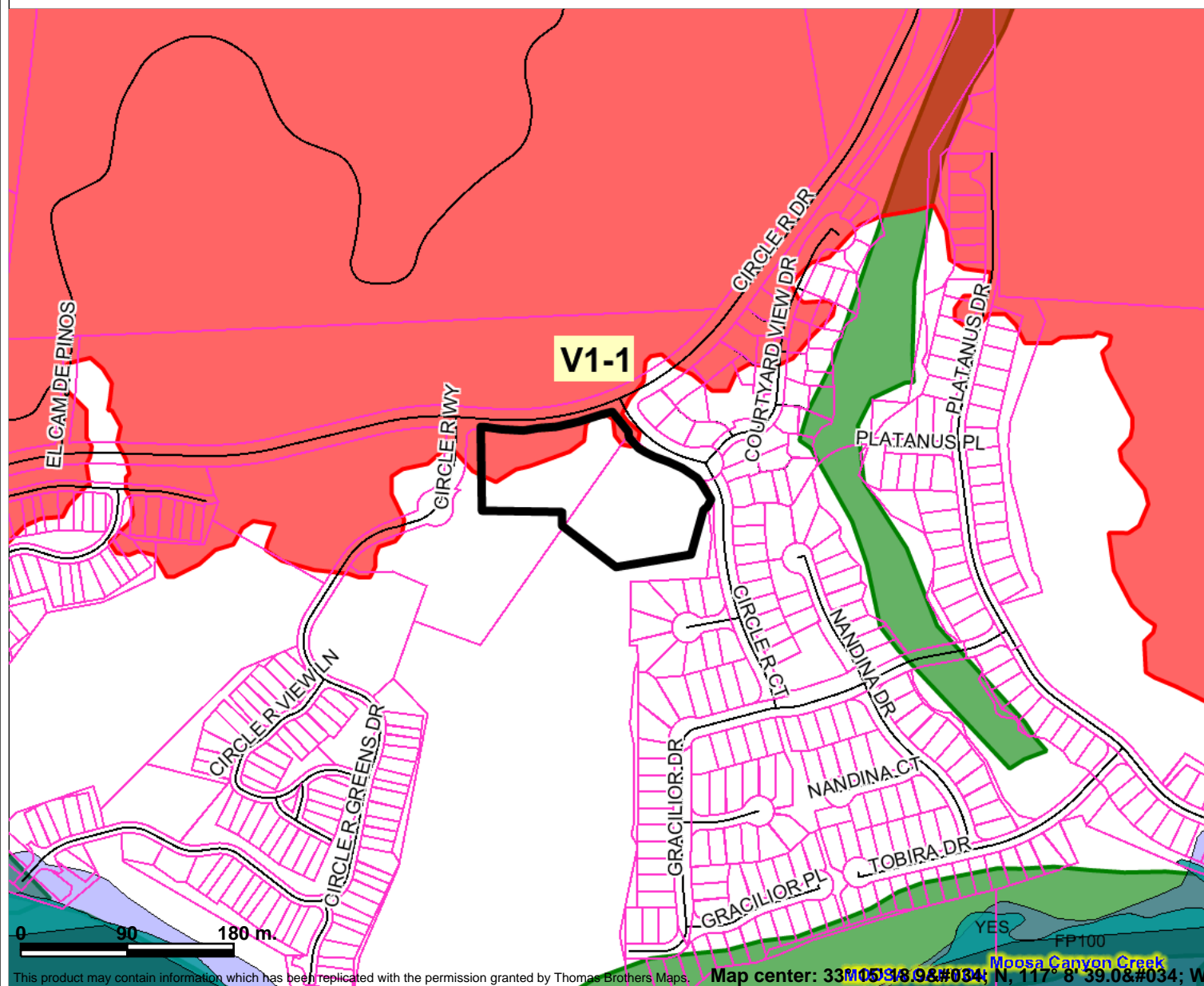
Map center: 33° 15' 18.92#034; N, 117° 8' 39.08#034; W

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# Valley Center Community Planning Area 1 - Environmental Factors



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- County Flood Plains
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2



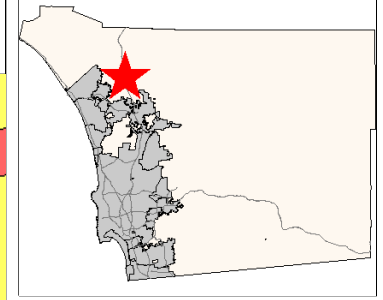
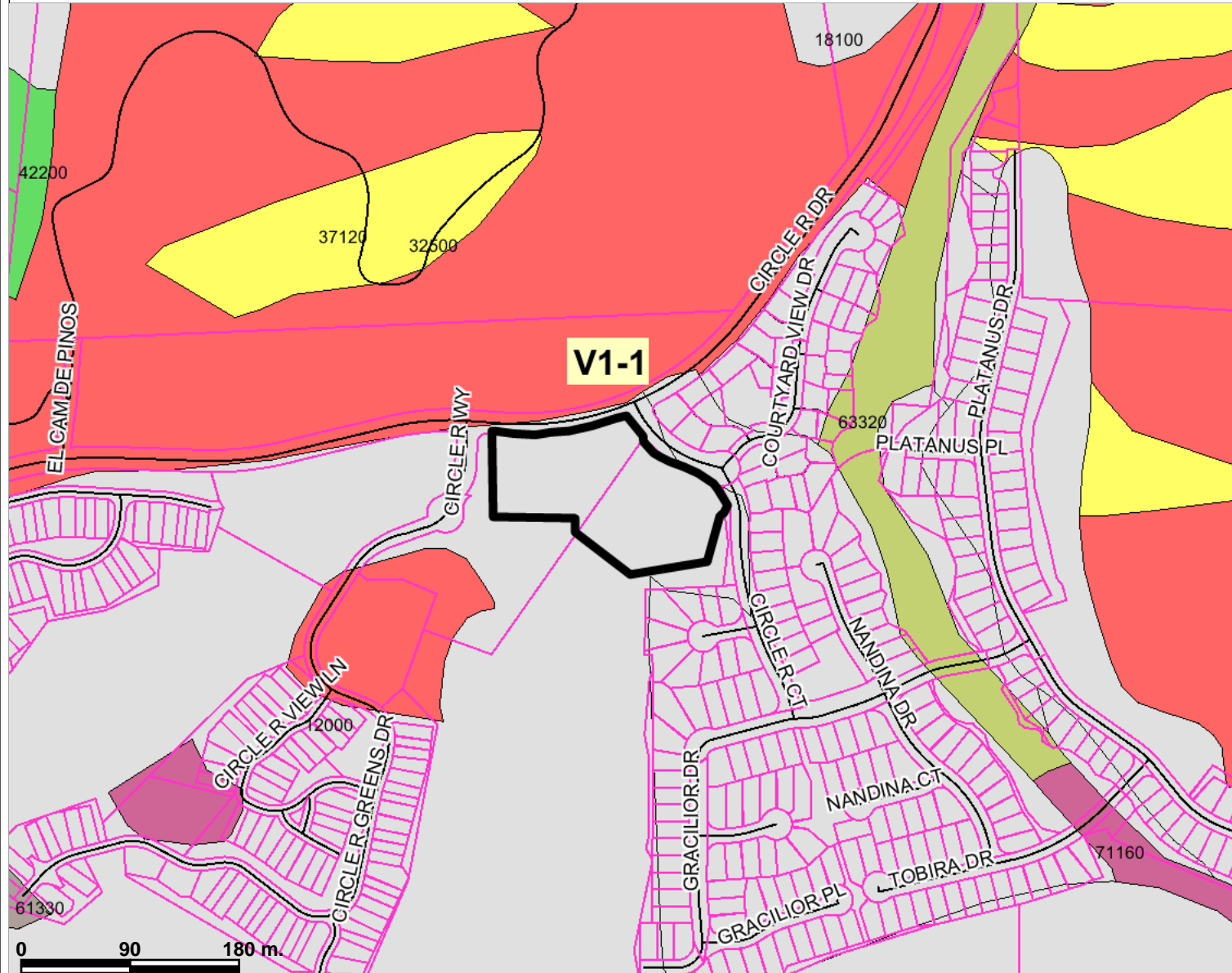
Scale: 1:5,103

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# Valley Center Community Planning Area 1 - Vegetation



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Aggregated Regional Vegetation**
  - Southern Foredunes, Beach, Saltpan, Mudflats
  - Sage Scrub (Coastal)
  - Chaparral
  - Grasslands
  - Riparian Scrub
  - Riparian Woodland
  - Riparian Forest
  - Pinyon Juniper Woodlands
  - Other Woodlands
  - Oak Forest
  - Meadow and Seep
  - Marsh
  - Coniferous Forest
  - Desert Dunes
  - Playas/Badlands/Mudhill Forbs
  - Desert Scrub
  - Desert Chaparral
  - Dry Wash Woodland
  - Water
  - Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
  - Other
- County Boundary2



Scale: 1:5,103

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Map center: 33° 15' 18.9&#034; N, 117° 8' 39.0&#034; W

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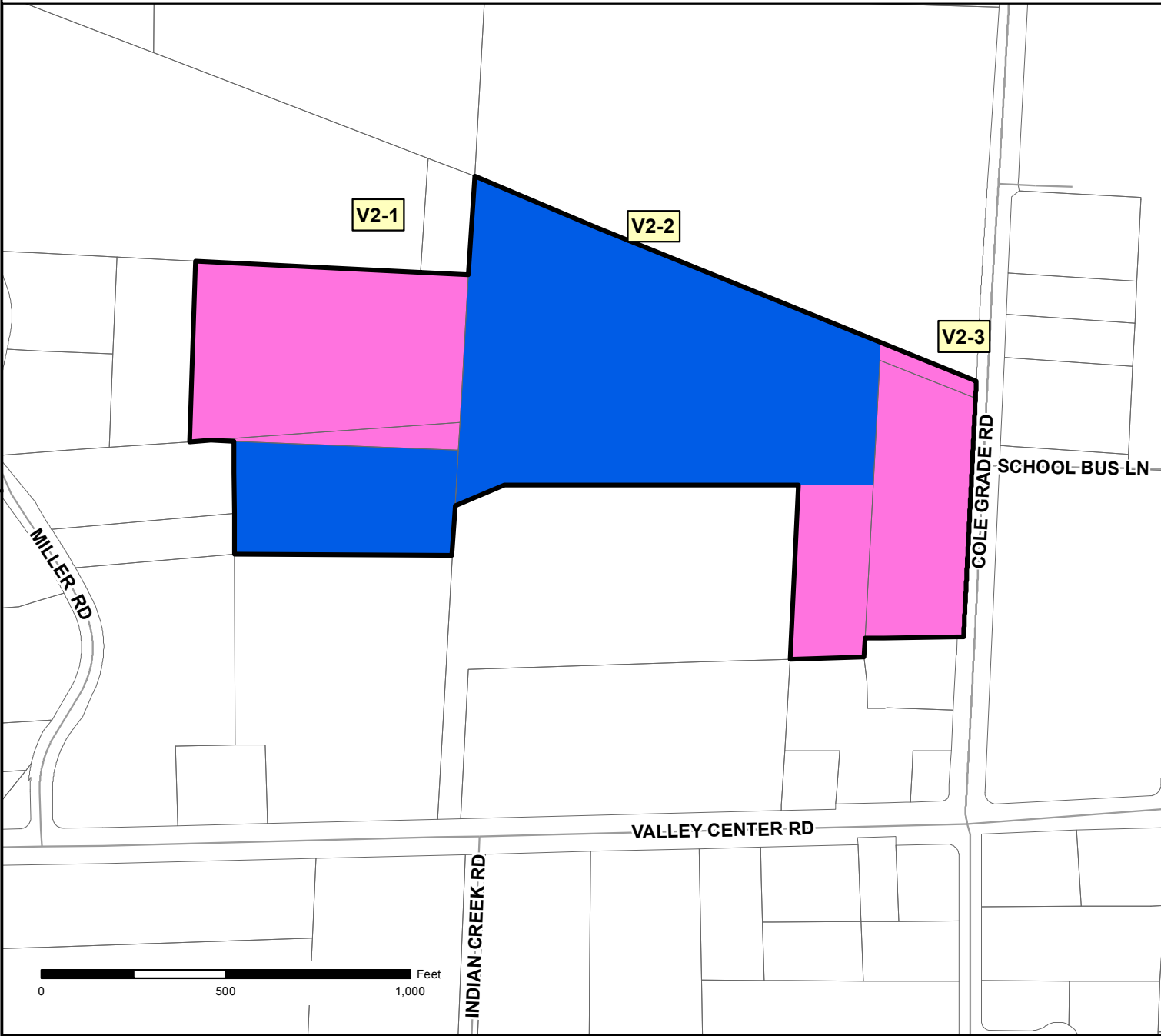
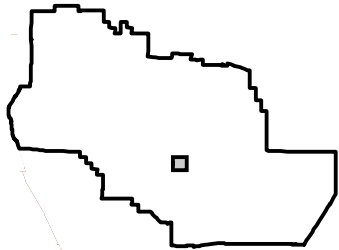
# Valley Center Community Planning Area V2

## Housing Element Sites Inventory

### Legend

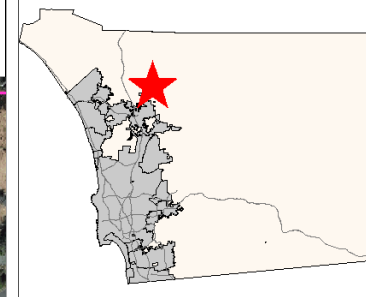
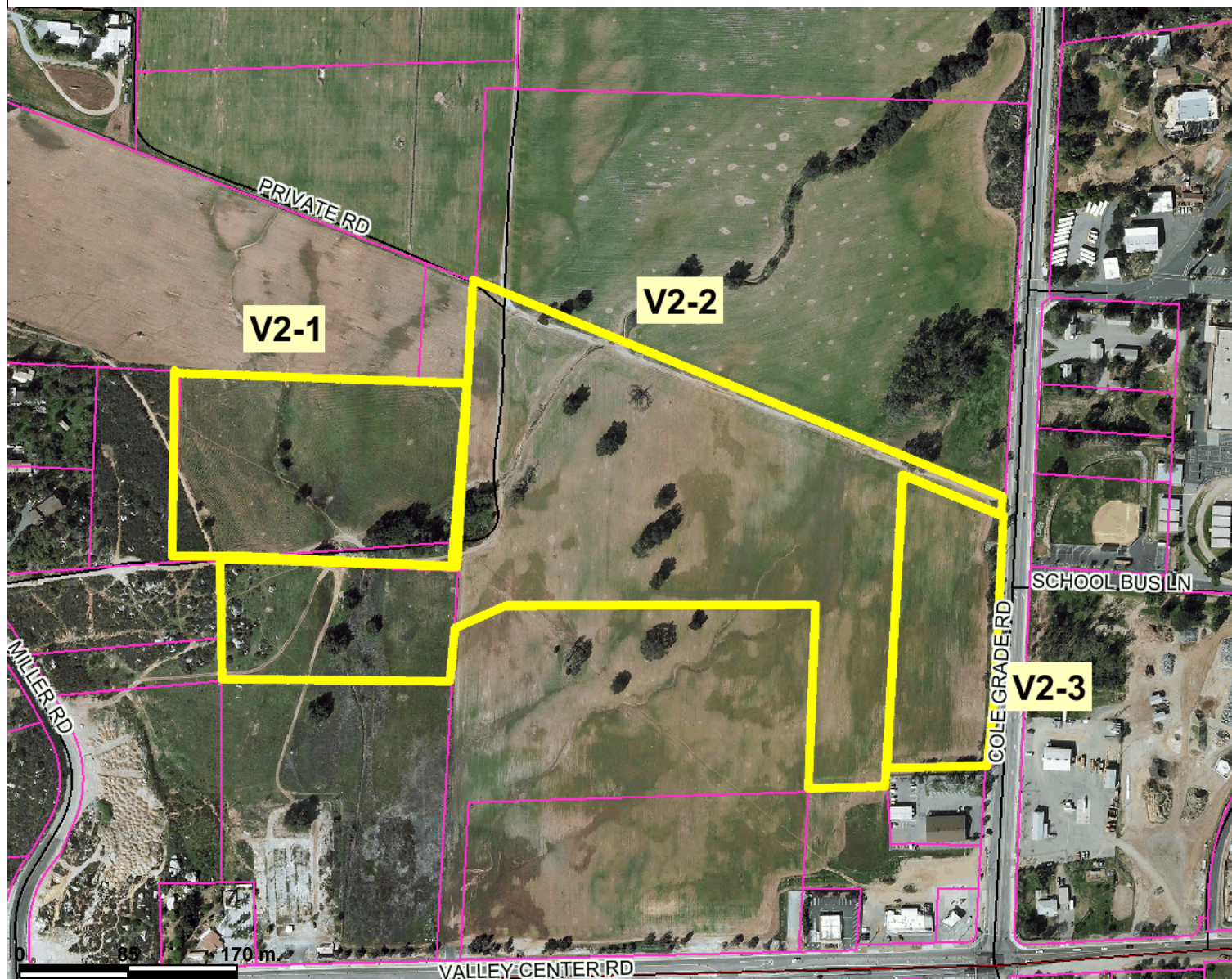
- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

### Location Map





# Valley Center Community Planning Area 2 - Aerial



## Legend

- Parcels with out labels
- ~ Highways
- ~ Freeways
- ~ Streets
- ~ Water Bodies
- Water Bodies
- County Boundary2



Scale: 1:4,839

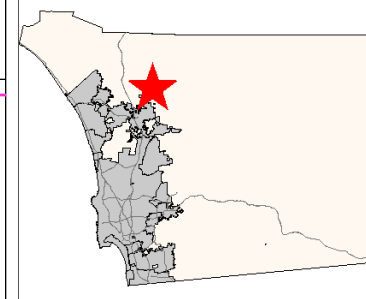
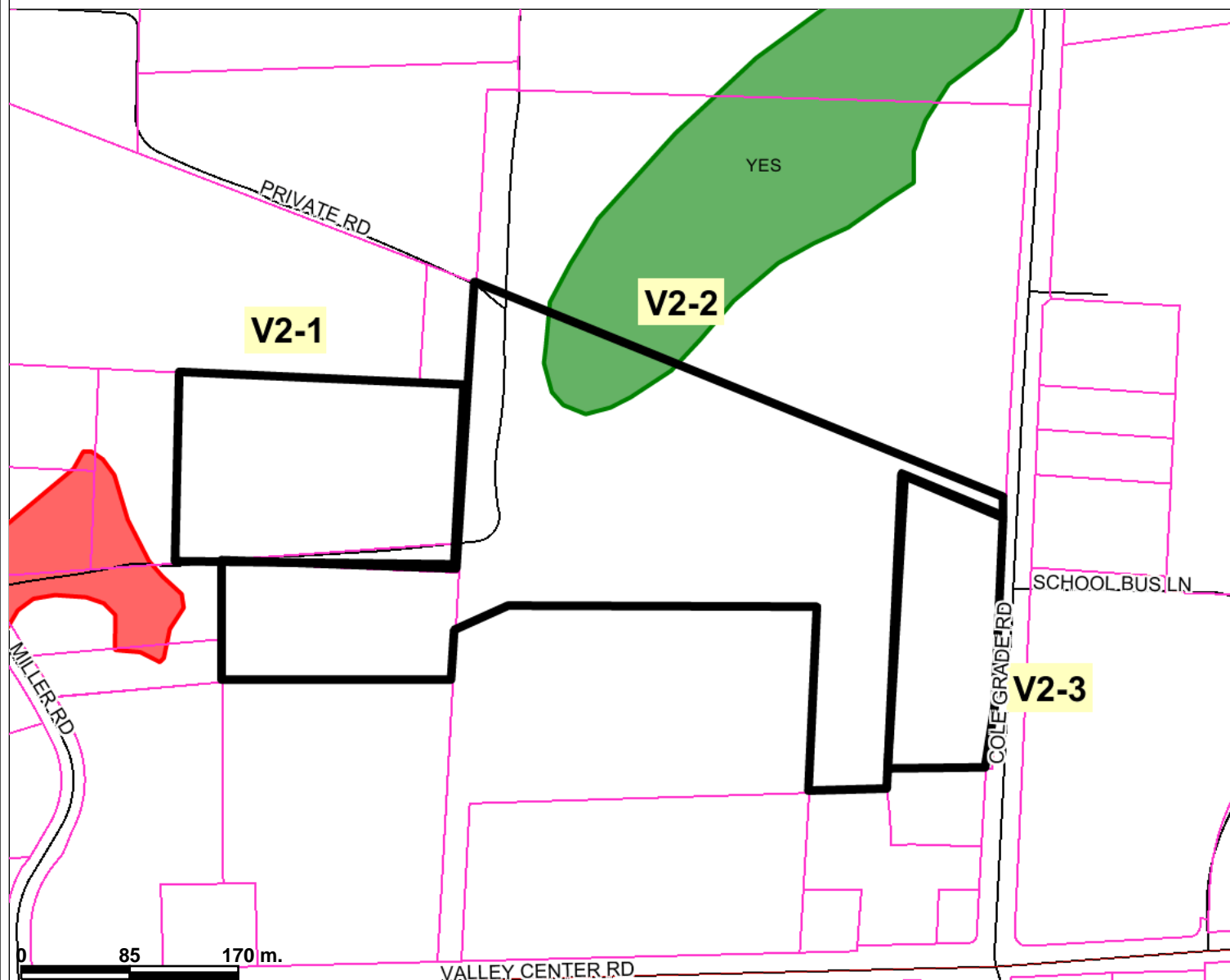
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# Valley Center Community Planning Area 2 - Environmental Factors



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- FEMA Flood Plains**
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2



Scale: 1:4,839

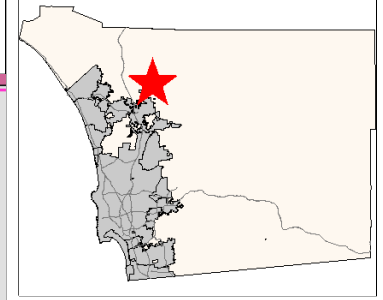
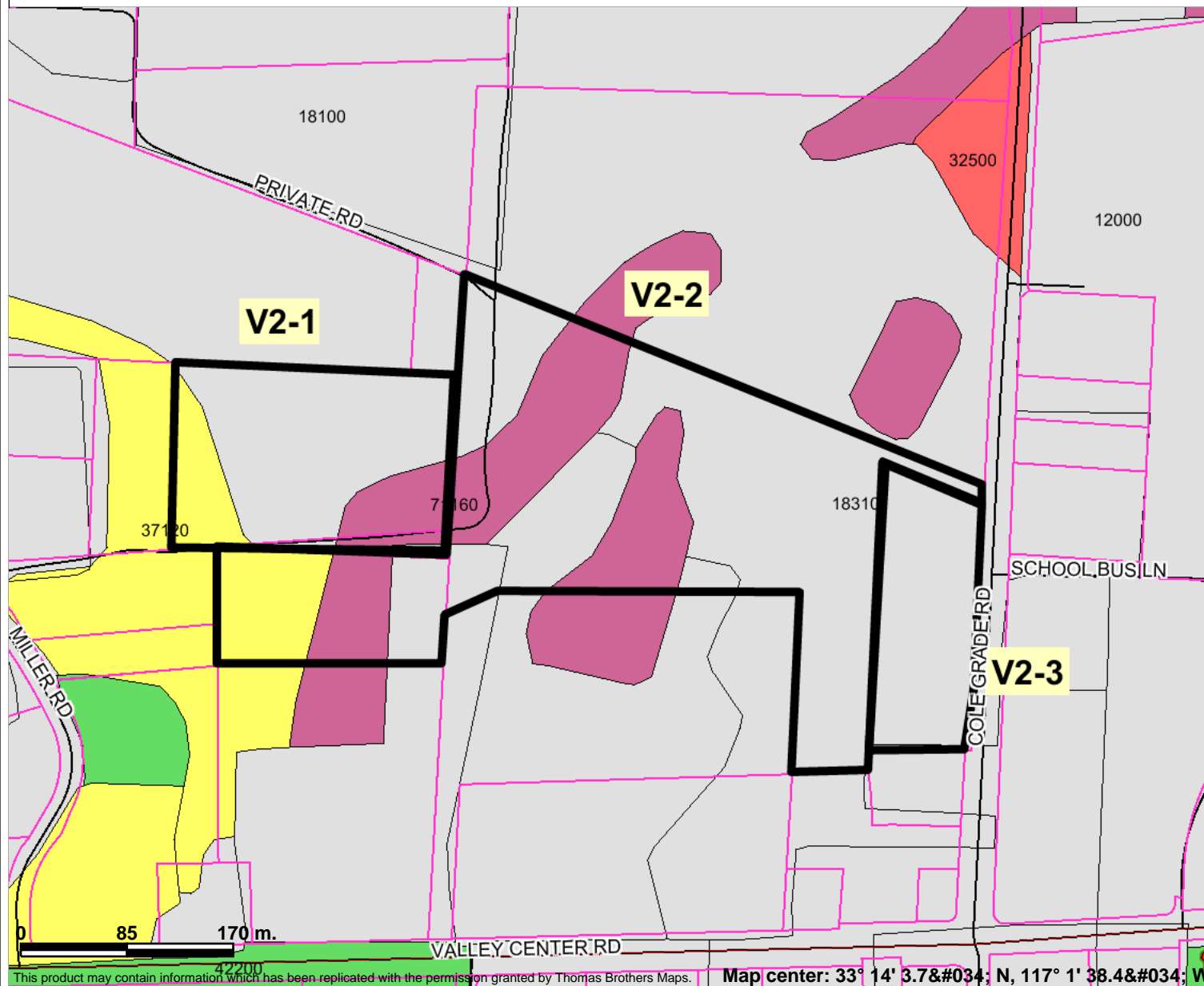
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Map center: 33° 14' 3.7" N, 117° 1' 38.4" W

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# Valley Center Community Planning Area 2 - Vegetation



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2



Scale: 1:4,839

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Map center: 33° 14' 3.7&#034; N, 117° 1' 38.4&#034; W

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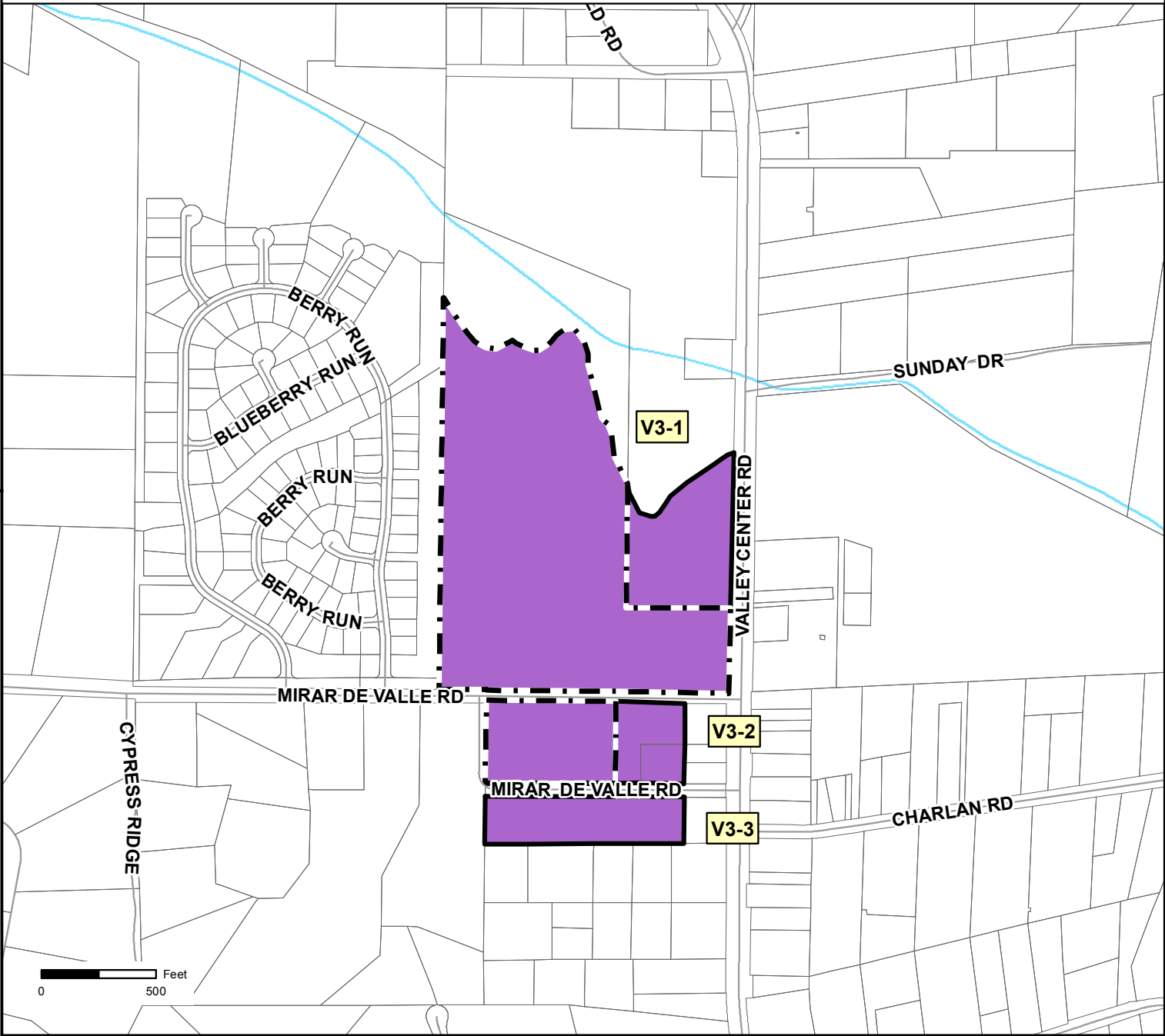
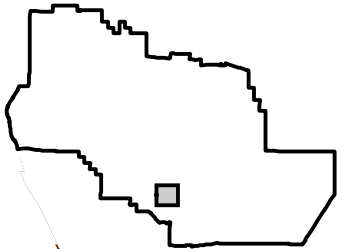
# Valley Center Community Planning Area V3

## Housing Element Sites Inventory

### Legend

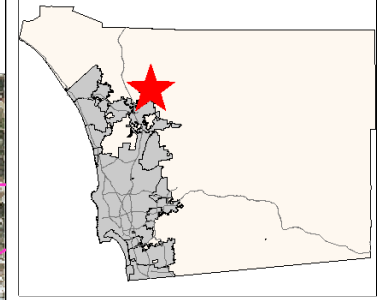
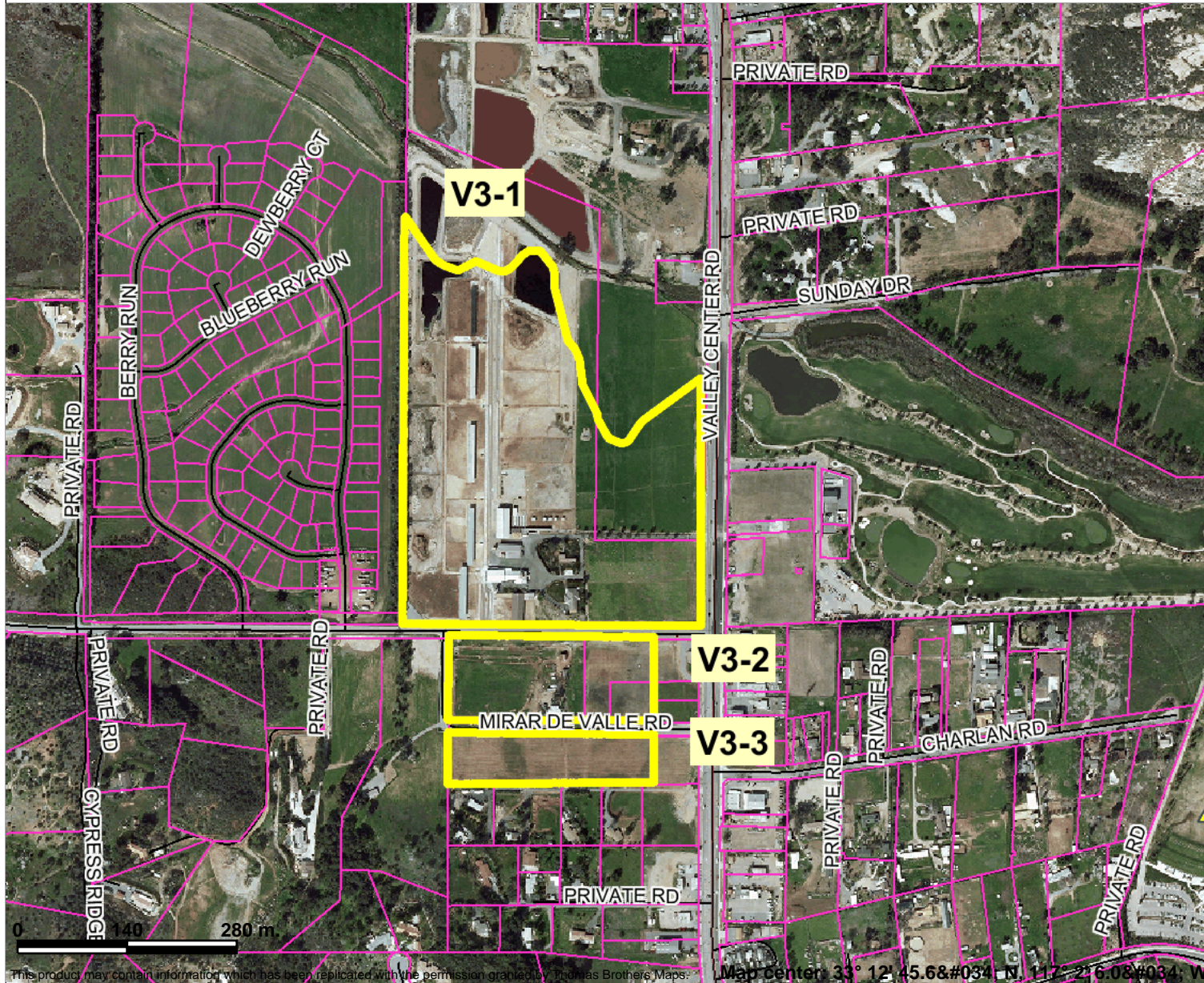
- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

### Location Map





# Valley Center Community Planning Area 3 - Aerial



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2



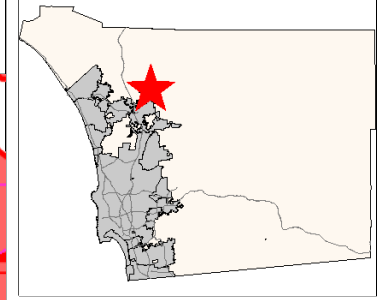
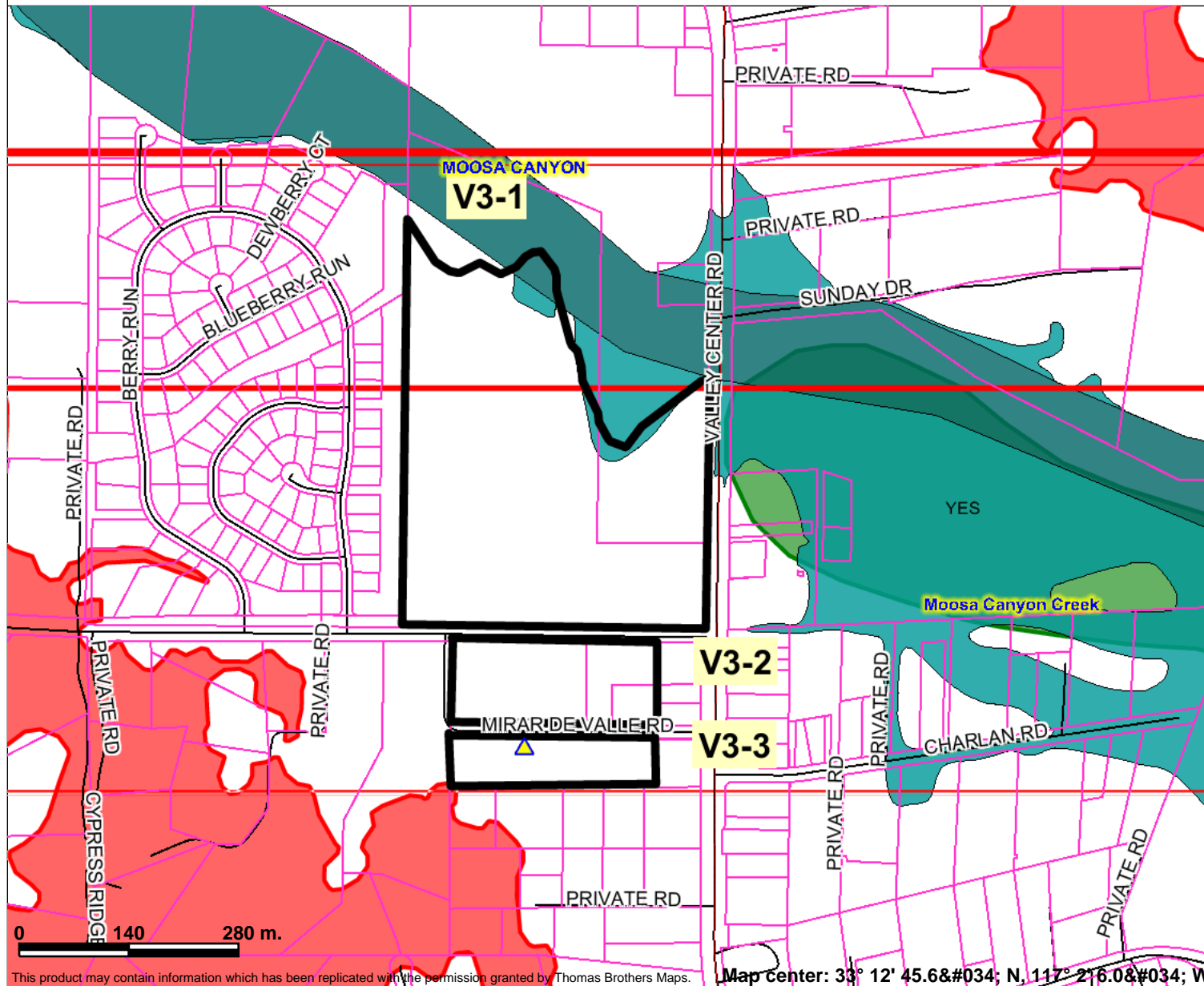
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# Valley Center Community Planning Area 3 - Environmental Factors



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Slope > 25%
- County Flood Plains
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2



Scale: 1:7,732

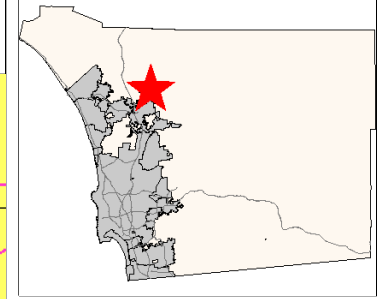
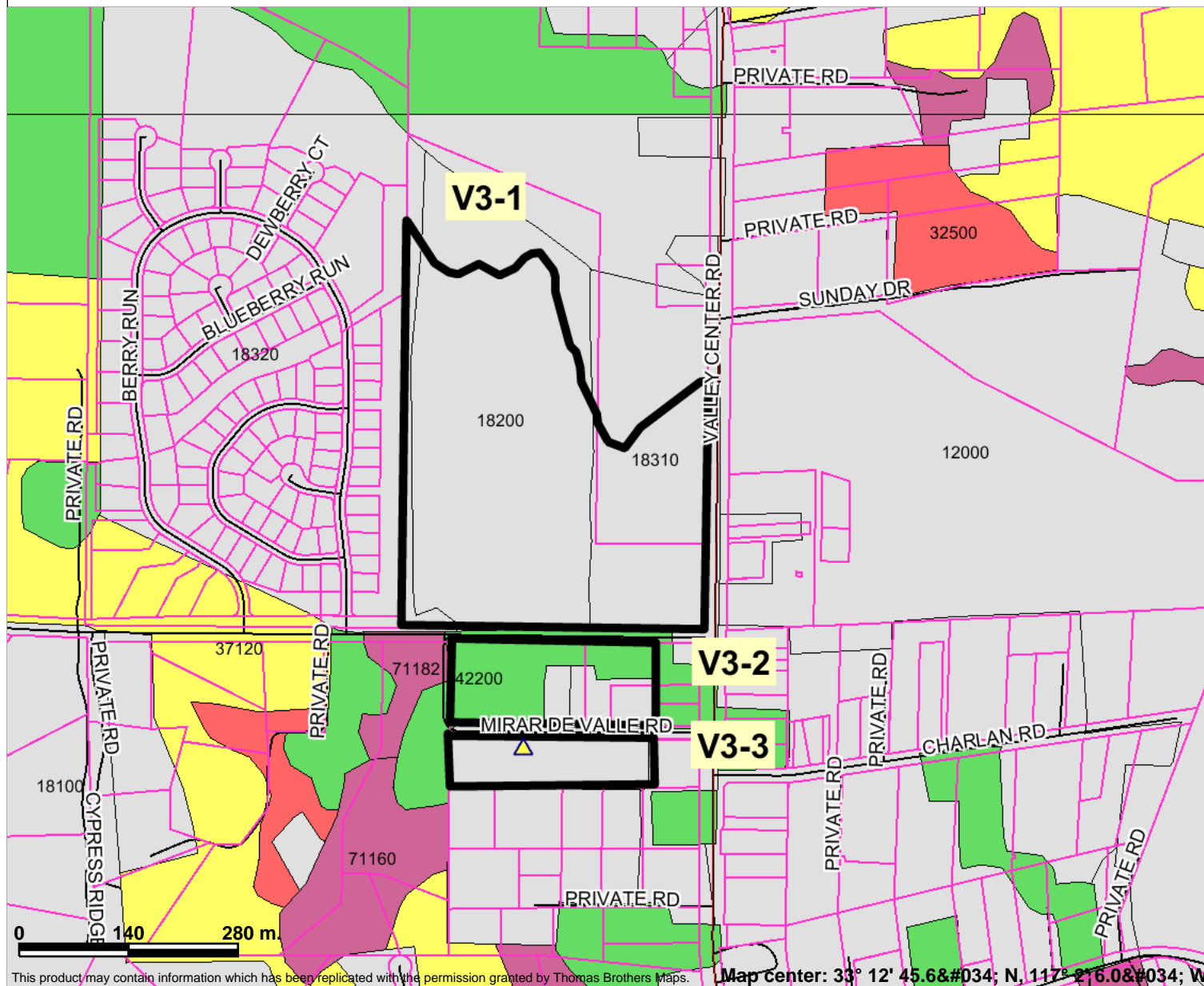


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# Valley Center Community Planning Area 3 - Vegetation



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Aggregated Regional Vegetation
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2



Scale: 1:7,732

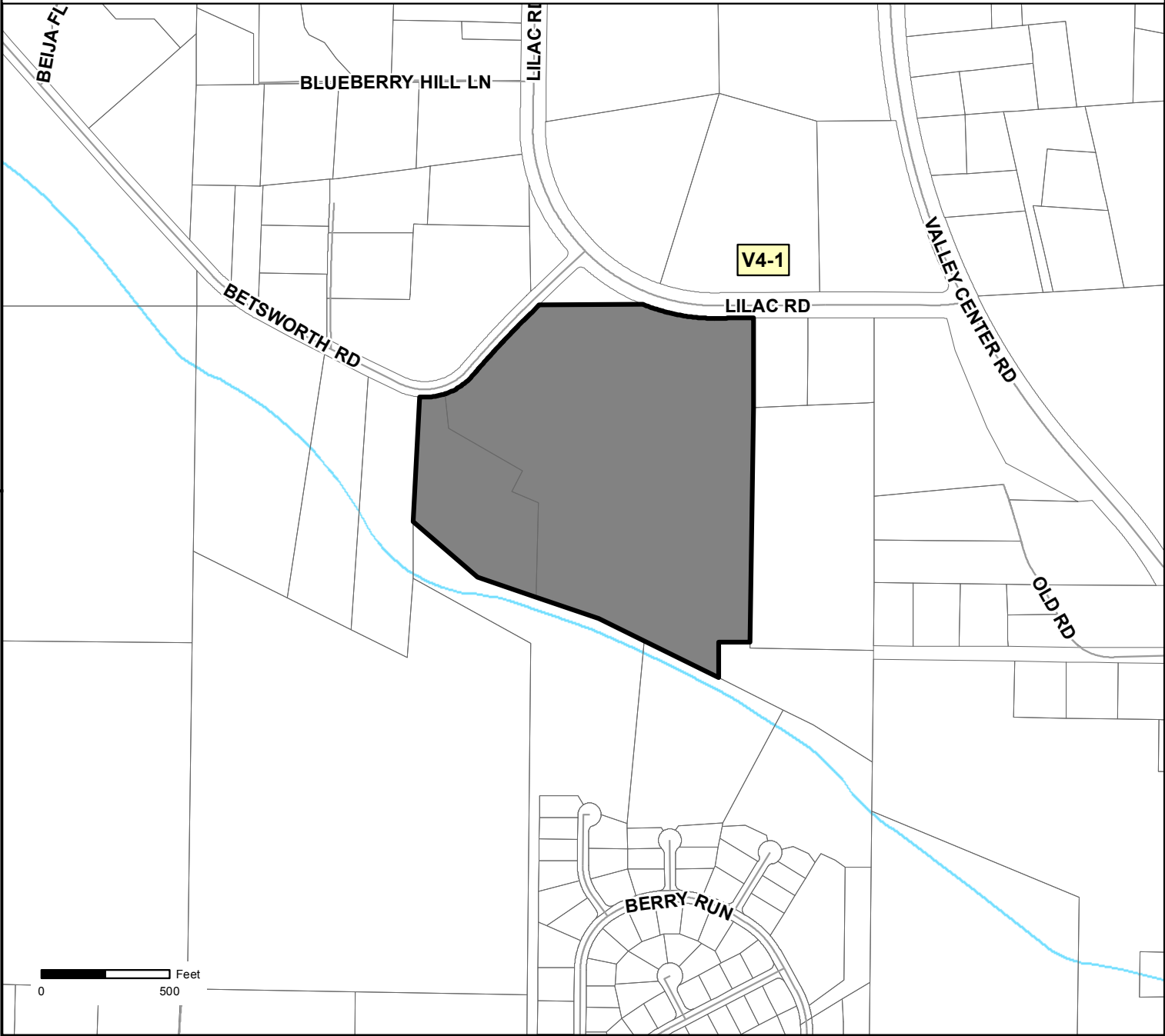
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# Valley Center Community Planning Area V4



## Housing Element Sites Inventory

### Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

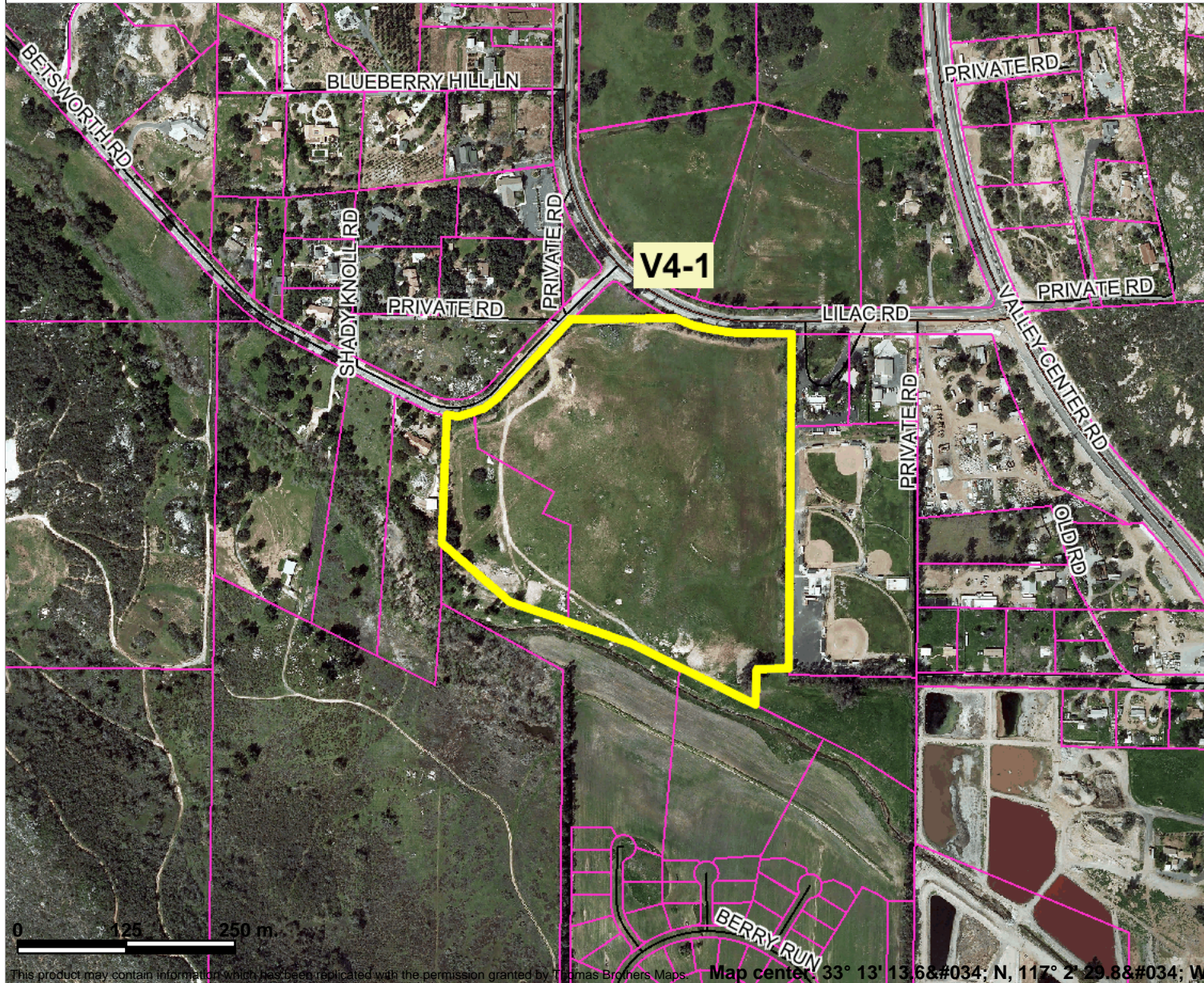
### Location Map



0 500 Feet



# Valley Center Community Planning Area 4 - Aerial



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## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2

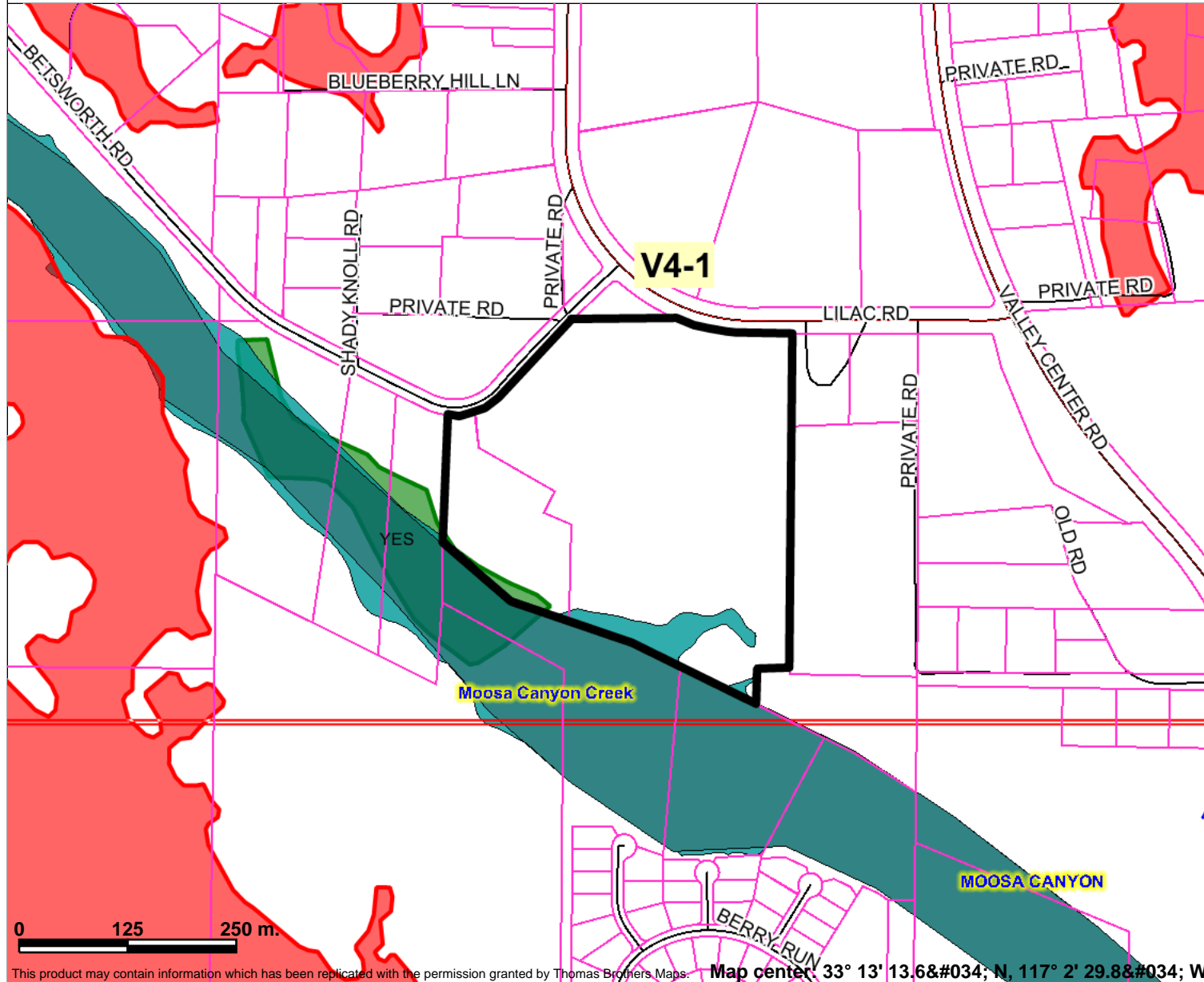


Scale: 1:6,959





# Valley Center Community Planning Area 4 - Environmental Factors



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- County Flood Plains
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2



Scale: 1:6,959

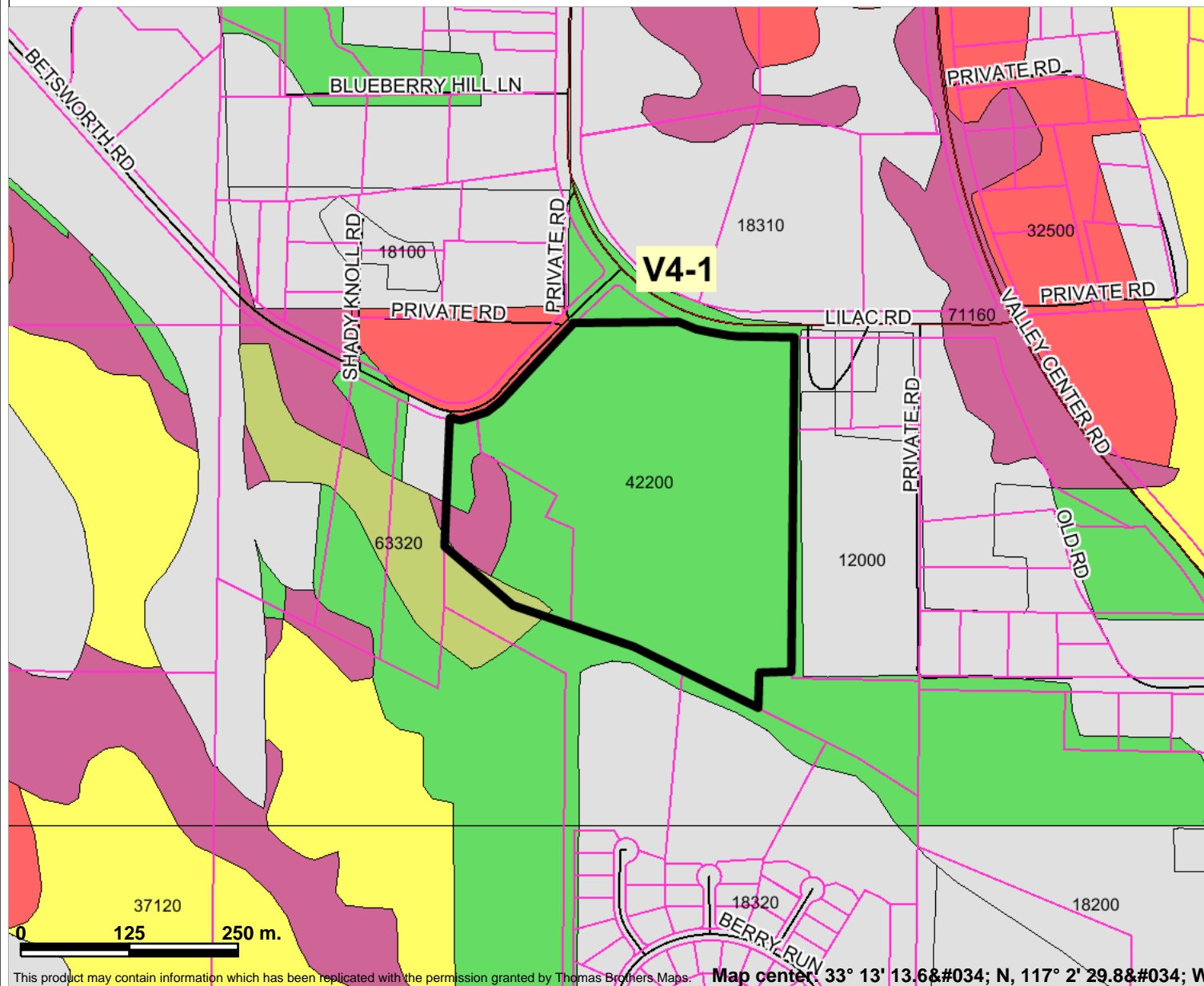


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# Valley Center Community Planning Area 4 - Vegetation



## Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2



Scale: 1:6,959

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